

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL

COUNCIL CHAMBERS

4755 SW GRIFFITH DRIVE

BEAVERTON, OR 97005

MARCH 20, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **SV2001-0003: BEAVERTON HIGH SCHOOL STREET VACATION**

(Continued from March 6, 2002)

Applicant requests Street Vacation approval to vacate SW 2nd Street between SW Stott Street and SW Erickson Street. The street vacation will be for approximately 636 feet of platted right-of-way. The Planning Commission, during a public meeting, will review the request and provide City Council with their recommendation. The City Council, during a public meeting on April 8, 2002, will review the request and the recommendation of the Planning Commission through the SV2001-0003 application. The proposed Street Vacation is located on the Beaverton High School site at 13000 SW Farmington Road; Washington County Assessor's Map 1S1-16AD on Tax Lots 11100, 11000, 10900, 2900 and 1S116AC tax lot 2100. The affected parcels are zoned Urban Low Density (R-10) and total approximately 11.75 acres in size. Further information may be obtained by contacting the Development Services Division at 503-526-2348.

NEW BUSINESS

PUBLIC HEARINGS

1. **BEAVERTON HIGH SCHOOL CAFETERIA AND PARKING LOT EXPANSION**

The following land use applications have been submitted to construct a new two-level, 30,000-square foot cafeteria building located directly north of and connecting to the existing high school building. The development proposal is located at 13000 SW 2nd Street; Washington County Assessor's Map 1S1-16AD, on Tax Lots 11100, 11000, 02900, 07100 and 10900 and 1S116AC, on Tax Lots 02100 and 02500. The site is zoned Urban Low Density (R-10) and is approximately 27 acres in size.

CUP2001-0031: Conditional Use Permit

The applicant requests approval of a Conditional Use Permit (CUP) to build new cafeteria building and parking area at the existing Beaverton High School location. Educational institutions, including public, private or parochial academic schools are identified specifically as a conditional use within the R-10 zone. The proposed project is an expansion of an existing conditional use. The Planning Commission, during a public hearing, will review this request. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C.

VAR2002-0002: Variance (Regular)

The applicant requests a variance to reduce the amount of bicycle parking required at Beaverton High School. Beaverton Development Code requires the minimum parking ratio of one long-term bicycle space for every 18 students. Based on the potential enrollment of the school of 2,200 students, 122

long-term bicycle parking spaces would be required. The applicant requests a variance to reduce the total number to 56 spaces, 66 fewer than the required amount. The Planning Commission, during a public hearing, will review this request. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.80.15.2.C.

2. **RZ2001-0021 SISTERS OF ST. MARY RZ, ZONING MAP AMENDMENT**

The applicant, Sisters of St Mary of Oregon, proposes to amend the Zoning Map on property located at 4050 SW Murray Blvd. (Tax Lot 3000, and 3100 1S1-16BB). The proposal, if approved, would change the zoning on the subject parcels from Station Community Multiple Use (SC-MU) to General Commercial (GC). The proposed zoning district allows the current use and implements the new Comprehensive Plan Land Use Map designation of Corridor, which became effective on February 7, 2002. In taking action on the proposed request the Planning Commission shall base its decision on the approval criteria listed in Section 40.90.15.2.C. of the Development Code.

APPROVAL OF MINUTES FOR FEBRUARY 20 AND 27, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.